

BEDFORD PLANNING BOARD
Town Hall—Lower Conference Room
Minutes
May 24, 2016

MEMBERS PRESENT: Jeffrey Cohen, Chair; Lisa Mustapich, Clerk; Sandra Hackman; Shawn Hanegan and Amy Lloyd

MEMBERS ABSENT: None

STAFF PRESENT: Glenn Garber, Planning Director and Catherine Perry, Assistant Planner

STAFF ABSENT: Cathy Silvestrone, Planning A.A.

OTHERS PRESENT: Residents--Doug Paul, Sue Yauckoes, Brenda Kelly, Elizabeth Cann, Alan Nelson, Denise Steinberg, David Bernstein, David Powell (Finance Committee), and Caroline Fedele (Selectmen); George Dimakarakos, PE (Stamski and McNary, Inc.); Bryan Melanson (Developer); Larry Reeves (Architect); Nichole Dunphy (Highpoint Engineering)

Jeffrey Cohen, Chair convened the Planning Board meeting at 7:30 PM

Emergency Evacuation notice - read by Lisa Mustapich, Clerk

Lisa Mustapich, Clerk informed the public that the best way to stay informed of town board & committee meetings, agendas, and minutes is by subscribing to E-Info. on the town's website.

Note: All meeting submittals are available for review in the Planning Office.

OLD BUSINESS

Finalization of Decisions—30 Chelmsford Road/ Gregory Drive Cluster Subdivision and Special Permit

The Board reviewed the decisions for the subdivision and the related special permit, drafted by Planning Director Glenn Garber.

MOTION: Lisa Mustapich proposed that the Board authorize Mr. Garber to sign the decisions as drafted (Amy Lloyd seconded the motion)

VOTE: 5-0-0

DEVELOPMENT/PERMITTING

- 1) 56 Evergreen Avenue—Special Permit and Definitive Subdivision Plan Public Hearing; Planned Residential Development (PRD)

The Chair introduced the continuation session of the public hearing (continued from April 26), at 7:35 PM.

The following new documentation was received:

- Memo dated May 18, 2016 from Catherine Perry, Assistant Planner, sharing a summary of matters arising from the first session, a list of new materials and a discussion of various aspects of the development with a conclusion guiding the Board toward a potential approval with conditions.
- Outline list of potential conditions for PRD special permit and subdivision approval, compiled by Catherine Perry.
- Revised set of plans (13 sheets) for Evergreen Meadows, prepared by Stamski and McNary, dated May 13, 2016;
- List of applicant's responses to points in the DPW memo of April 20 and list of changes made in response to Planning Board and Conservation Commission initial hearing sessions;
- Table of building height measurements prepared by applicant (exploring relation to recently revised bylaw);
- Lighting catalog cuts for proposed lights on dwellings and street lights (including light beam pattern for latter);
- Cross section through center of development from Neillian Way to edge of Minuteman Bikeway;
- Revised Stormwater Management Report, dated May 13, 2016;
- Stormwater Operation and Maintenance Manual, dated May 13, 2016

Catherine Perry reported that the Fire Department is satisfied with the plans and that the Department of Public Works engineers have supplied final comments, with only very minor issues remaining.

George Dimakarakos, PE (Stamski and McNary, Inc.) presented the revised plans and explained the changes which include:

- Addition of 4 foot wide trail connection between Evergreen Avenue and Minuteman Bikeway, across upland portion of common open space.
- Stormwater system will now have subsurface detention units in place of open basins; this will allow more usable grass/meadow area.
- Addition of a stop sign on Neillian Street at Evergreen Ave. intersection; this will need to be appropriately approved.
- Snow storage areas shown on plans.
- Position of mailboxes shown, to satisfaction of Postal Service.
- Utilities adjusted in accordance with the DPW's comments.
- Species of trees for planting within the development area are now red maples in the inner area and ornamentals (white dogwood and serviceberry) in front of the houses.

The Chair asked about the functionality of the central space when snow is stored there in winter; the applicant responded that the Condo Association could revise the precise locations but there was enough space to handle a snowy winter.

The engineer displayed the cross-section through the development area, pointing to cut and fill areas and concluding that the development will not be out of scale relative to abutting properties. Trees proposed to be kept on the periphery are now shown individually and denser planting of white firs is proposed near the boundary with houses on Neillian Way. A submitted table analyzing building heights in relation to the standards and measurement method in the amended bylaw was discussed. The developer asserted that the new rules were satisfied, while Ms. Perry considered that there were some uncertainties about that but that the application could be considered protected ('grandfathered') under MGL Ch 40A Sec 6.

The developer reported that Attorney Mark Vaughan is looking into arrangements for the Conservation Restriction and gifting of the parcel on the east side of Wiggins Avenue.

Board questions and discussion

The Board inquired if there was potential to incorporate universal design features including handicap accessible entrances into some of the units, given that they will have first floor master suites. The architect responded that the down-slope units have potential; options can be offered at marketing stage and first floors can be constructed as near to grade as possible.

The Board was satisfied with the types of trees proposed but asked the developer to check if the 20 foot spacing was suitable for the white firs. The Board considered that a site walk would help to finalize details of tree removal, retention and planting near the rear of Neillian Way.

The Board asked about the suitability of gravel for the connecting trail to the bikeway. The applicant stated that it would be fine and packed to give a firm surface. A Board member suggested using stone dust instead and the applicant agreed.

The Board discussed parking. The applicant agreed to widen the driveways for the single family houses slightly to ensure that two cars can park side by side on them. Since the surface is pervious, this will not affect the stormwater calculations.

Residents' questions

An Evergreen Avenue resident asked if the road widening had been changed at all to take account of the utility poles. The engineer confirmed that the alignment has been shifted slightly toward the open land. The paved road width will still be 22 feet.

Another neighborhood resident asked if there would be a sidewalk along Evergreen Avenue; the engineer responded that none is proposed and that wetlands are a constraint toward the lower end. A 10 foot easement is proposed, for a potential trail.

Karen Kenney of Evergreen Avenue asked about maintenance of the meadows, and the applicant said they would be mowed a couple of times a year. He confirmed that the wetlands will be protected permanently via the CR. Other arrangements that were confirmed were that the Condo

Association will be responsible for snow plowing beyond the tee turnaround, and that completion of the development is anticipated to be in 2018.

Mary Drake of South Road asked about the proposed width of the paved road. The engineer explained that the road will be 22 feet wide, which is wider than the narrowest part of the existing road but less than the full subdivision road standard of 24 feet.

The Board thanked the neighborhood residents for attending the hearing and expressing thoughtful questions and comments, and also thanked the development team for its responsiveness.

Final Board comments

Amy Lloyd suggested that a pedestrian-friendly location for the mailboxes (with access from a sidewalk or the central gathering area) would be preferable, provided it met the Postal Service's operational requirements. The developer was open to the suggestion and agreed to consult with the Postal Service.

Ms. Lloyd cautioned against placing the fire pit or seating elements where they would interfere with keeping the retaining walls; the developer said they would consider this in designing the final details.

Ms. Lloyd reported receiving a comment in support of speed bumps, and noted that this is an issue for the Selectmen to decide. Ms. Mustapich recommended that residents should not hesitate to call the Police if there is a speeding problem.

Ms. Lloyd encouraged the developer to make the first floor levels of the houses as near to grade as possible to facilitate handicap access. The developer agreed to make efforts in that direction.

Shawn Hanegan said he was pleased with the applicant's revisions to the plans, especially the access to the Bikeway.

Sandra Hackman echoed the above and spoke in support of holding a site walk as previously suggested, with neighbors and BARC members, to finalize the trees near the rear of houses on Neillian Way.

Ms. Hackman also spoke in favor of creating parking space for REV bus commuters on the east side of Wiggins Avenue. This was discussed. Ms. Perry commented that parking for the bus was desirable and it might be physically feasible here (whereas the west side was too steep); however, it would be subject to Conservation Commission jurisdiction because it was within the riverfront buffer area. Since such parking was not proposed as part of the PRD project and was not directly related to it, and since it would probably be covered by the terms of existing highway easements even if the land was conveyed, Ms. Perry thought it would be best to leave it out of the decisions on the subdivision and special permit. The Board agreed.

The Board asked if some of the house driveways could be widened slightly to ensure that two vehicles could park side by side. The engineer agreed that the driveways for the single family

units could be widened by approximately a foot, and that it would not affect the stormwater calculations since the proposed surface is pervious.

Outdoor lighting was discussed further. Some Board members were concerned that the tall pole lights might be unnecessarily intrusive to the PRD residents, and suggested using shorter post lights instead, similar to in an illustrative rendering that was displayed. The developer agreed.

The Board identified potential conditions for an approval, based on an outline list from the Assistant Planner and matters discussed. These included: post lighting, adjustment to mailbox position, site walk to finalize trees near rear of Neillian Way (which Lisa Mustapich offered to lead), construction of upland trail from Evergreen Ave. to Bikeway (noting that the short connection within the railroad right of way may need approval), and 10 foot easement along Evergreen Ave. for potential trail.

MOTION: Shawn Hanegan proposed that the Board close the public hearing (Amy Lloyd seconded)

VOTE: 5-0-0

MOTION: Amy Lloyd proposed that the Board approve waivers from the Subdivision Rules and Regulations as set out in Ms. Perry's memorandum of May 18 and as otherwise needed to construct the project as submitted and presented (Shawn Hanegan seconded)

VOTE: 5-0-0

MOTION: Shawn Hanegan proposed that the Board approve the plans for the subdivision and PRD special permit, subject to conditions as discussed above (Lisa Mustapich seconded)

VOTE: 5-0-0

2) 40-44 Wiggins Avenue –Patriots Park: site plan review for changes to parking lot

A representative of Longfellow Property Management attended, along with Nichole Dunphy of Highpoint Engineering. The Chair introduced the site plan review which is for a revised parking layout with an increased number of spaces, accessible routes to building entrances, landscaping, and stormwater and utility upgrades. The following documents were available:

- Site plan review application and checklist, dated May 12, 2016, prepared by Highpoint Engineering, Canton, Massachusetts for Bedford Patriots Park LLC c/o Longfellow Property Management
- Site Plan Review Narrative discussing history, site conditions, and proposed development
- Attachments: Appx. A: locus plan, neighborhood map, proposed parking space calculation, site analysis and evaluation of development impacts statement, and Appx. B: groundwater supply favorability map
- Plan set (18 sheets) titled One Patriot Park Building Upgrade, dated March 31, 2016, last revised May 12, 2016, prepared by R.E.Deneen, architects and planners, Inc., Boston, Massachusetts, Douglas Hartnett PE
- Drainage Report dated March 31, 2016, prepared by Highpoint Engineering

- Memorandum dated May 18, 2016 from Assistant Planner Catherine Perry, discussing the proposed changes and recommending approval with a few caveats.

Ms. Perry mentioned that the Fire Department is satisfied with the plans and that the Department of Public Works engineers have no comments as they have already had input to the prior Conservation Commission review.

Ms. Dunphy of Highpoint Engineering presented the plans. She reviewed the existing conditions, with 342 marked parking spaces, and a building with two portions: a front one story portion built in 1979 and a rear two story portion that was added in 1986-87. The addition went through site plan review and was approved at that time with 472 parking spaces, which equates to approximately 3.26 spaces per 1000 sq ft. Spire was the main occupant until recently; it has now left but a spin-off company, N2, remains in a portion of the building.

Ms. Dunphy explained that Longfellow is upgrading the property, with improvements to the entrances and parking area. All the work will be within the existing paved footprint and there will be some improvements to impervious cover and stormwater drainage, including new water quality devices. An Order of Conditions has been approved by the Conservation Commission. The parking is being increased to 432 spaces, a ratio of approximately 2.98 per 1000 sq ft. Other elements are small areas of new paving (mainly new accessible entrance ramps), landscaping, improvements to utilities (including a new transformer pad), and a short gravel connection to the Minuteman Bikeway from the rear of the parking lot.

Board questions:

Shawn Hanegan asked if the bicycle connection will be for employees only. The applicant confirmed that this is the intention due to liability issues (although they may not actively enforce). Mr. Hanegan asked about bike racks, which do not appear on the plans. The applicant stated that the intention is to remove the old exterior bike racks and have interior bike storage. In response to further questions from the Board, the applicant said that the interior bike storage will be available to all employees and visitors, and showers will also be provided.

Amy Lloyd asked if any trees will be removed to create the new sediment forebay. The applicant confirmed that there will be a small area of cutting and some minor regrading. Ms. Lloyd also asked about a shed that is shown on the existing conditions plan. The applicant stated that this has already been removed and none is proposed.

Ms. Lloyd reported that a neighbor had asked about tree cutting in the wetland buffer area. The applicant reported that they had removed two dead trees but would not do any further work without Conservation Commission approval.

Sandra Hackman asked if there will be any pedestrian connection from Wiggins Avenue. The applicant responded that sidewalks/ paths are only proposed around the building; there is no

proposal to add a sidewalk to the paved driveway, where there are wetlands on both sides. Ms. Hackman suggested striping a bike lane and the applicant agreed.

The Board noted that the ratio of parking spaces will be a little above the normal maximum but agreed with Ms. Perry that in view of the history, the special permit for excess parking was not necessary. It encouraged the applicant to consider membership in the Transportation Management Association (TMA) and participation in the REV bus operation that serves some properties on Wiggins Avenue as well as in Lexington. Longfellow reported having reached out to the TMA and that the level of participation in the REV bus depends on tenant interest. Amy Lloyd suggested making it a condition to inform tenants of the potential options.

No questions or comments were received from the public.

Final Board comments

The Board welcomed the project as an investment in renewing Bedford's economic base. Amy Lloyd noted that some employee amenities on the site will be lost (including an old basketball court); she asked if there could be some seating and if grassy areas could be kept in the corners of the parking lot. The applicant confirmed that there will be some seating on a small patio area near a building entrance and that the corner of the parking lot near the bikeway connection is seen as an amenity area.

MOTION: Amy Lloyd proposed that the Board makes a recommendation to approve the site plan, allowing the proposed number of parking spaces, subject to the owner being required to inform tenants about the TMA and REV bus options (Shawn Hanegan seconded)

VOTE: 5-0-0

OLD BUSINESS (continued)

Business Zoning - Request For Proposals (RFP) and Market Study

Jeff Cohen reported that he and Glenn Garber have worked to address the Town Manager's comments on the draft RFP. A revised draft was distributed. The cost breakdown will be taken out. The evaluation criteria have been revised and the process expanded. Mr. Cohen asked members to send any comments to him. Sandra Hackman sought clarification of some of the changes, and expressed appreciation for this work.

Mr. Garber reported that the Market Study has been awarded \$17,000 by the Governor's Office as a Community Compact project. As it can have a simpler procurement process, it may start ahead of the business zoning project.

REPORTS/ DEVELOPMENT UPDATE

The Board viewed the latest Development Update chart. Catherine Perry reported that she sent comments to the Selectmen on the Flammable and Combustible Materials Storage license application at 32 Wiggins Avenue, as it did not appear to require the Planning Board's attention.

Sandra Hackman commented on zoning changes in Lexington, relating to mansionization.

Amy Lloyd raised a question as to whether the correct type of trees that have been planted in the central area at Bedford Marketplace. Jeff Cohen reported hearing complaints about access to the temporary Post Office.

Mr. Cohen also reported that Bedford has been granted additional liquor licenses by the state. From the ZBA, he reported that a house being proposed as a teardown replacement has been reduced in size. Also there was an appeal on a proposal to build a two family house as a replacement for a one family teardown, which involves a zoning bylaw interpretation question. The history supported the Code Enforcement Director's interpretation that the two family provision applied to vacant lots, and the Board upheld his decision.

Zoning Reform

Glenn Garber reported that Senator Barrett has asked for support for the latest version of a Massachusetts zoning reform bill, *An Act Promoting Housing and Sustainable Development in the Commonwealth*. Mr. Garber said he believed little had changed from the version that the Board voted to support last year, and noted that the Board also supported an earlier version in 2011. A quick response was requested.

Lisa Mustapich said she was unsure about supporting the change to a simple rather than a super-majority for special permits, and would like time to obtain citizen input. Sandra Hackman observed that towns could choose whether to opt in to that provision, and considered that it was important to support the bill, as it may be the best chance of achieving something the Board has wanted for a long time.

Shawn Hanegan commented that the wording on road width is vague; Mr. Garber explained that it is intended as a statement of principle rather than a detailed rule.

Amy Lloyd saw the bill as an important opportunity to improve zoning, while Jeff Cohen was hesitant to support it without time to read and consider it fully. Ms. Hackman said she understands it is coming up quickly for a Senate vote and that this version has only just emerged from discussions.

The Chair took a straw poll, which did not result in a clear majority due to the tight timing making some members uncomfortable committing their support. Therefore it was decided to

postpone the matter for further discussion at the next meeting, when members would be better prepared to decide if they wished to support the bill.

Letter from resident

The Chair acknowledged receipt of a letter from resident Lee Vorderer concerning the needs for both affordable and accessible housing/ universal design. Board members commented that the letter was timely in relation to Evergreen Meadows and that the subject of accessibility may be something to look at further in future. Lisa Mustapich undertook to raise it with the Housing Partnership.

MINUTES

April 26, 2016 - The Board reviewed the minutes and offered a few minor amendments.

MOTION: Lisa Mustapich moved to accept the minutes as amended (Shawn Hanegan seconded)

VOTE: 5-0-0

ADJOURNMENT

The Board voted to adjourn at 10:00PM.

Minutes submitted by Catherine Perry

Approved 6/21/16